

**EAST MARLBOROUGH TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF OCTOBER 26, 2010**

Mark Benzel, chairperson, called the meeting to order at 6:00pm in the township building.

Additional Commissioners present: Susan Beach, MaryNell Ferry, Chris Kimmel and Pat Montague.  
There was a quorum present.

The commissioners met with applicant, Mr. Anthony Dambro; Mark Padula, engineer with Register Associates, Inc.; and township engineer, James Hatfield, Register Associates, Inc., to consider the sketch plans submitted by Mr. Dambo. The land area under consideration for the development of 23 apartments consists of 6+ acres fronting Route 926, Street Road, near the intersection of Routes 82 and 926 and the Willowdale Town Center.

The commissioners called attention to the following areas of concern:

- Fire marshal's request for a wider access road to route 926 and an emergency exit
- Adequate parking
- Architectural style of the building
- Storm water management
- Public water and sewer
- Buffering/landscaping
- Adjacent wetlands limiting the design

Adjournment 7:15pm  
Respectfully submitted  
Ruth Plaughter, Secretary